

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: PROPOSED DISPOSITION OF PARCEL C-1 IN THE  
CHARLESTOWN URBAN RENEWAL AREA  
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, Charlestown Shoppers Company has expressed a desire to develop a large-scale commercial center on Parcel C-1 in the Project Area;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Charlestown Shoppers Company, a partnership consisting of Cornelius McCarthy, Sherman Levenson, Howard H. Poorvu, and Jay R. Schochet, be and hereby is tentatively designated as Redeveloper of Disposition Parcel C-1, subject to submission within 30 days of the following documents satisfactory to the Authority:

- a. Preliminary Plans
- b. Proposed Construction Schedule

2. That this designation is subject to concurrence in the minimum disposition price and proposed disposal transaction by the Department of Housing and Urban Development.

3. That disposal of said parcel by negotiation is the appropriate method of making land available for redevelopment.

4. That it is hereby determined that Charlestown Shoppers Company possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



MEMORANDUM

TABLED: January 23, 1969

RESUBMITTED: February 6, 1969

TO: Boston Redevelopment Authority

FROM: Hale Champion, Director

SUBJECT: TENTATIVE DESIGNATION OF REDEVELOPER  
PARCEL C-1  
CHARLESTOWN URBAN RENEWAL AREA

SUMMARY: This memo requests that the Board tentatively designate Charlestown Shoppers Company as the Redeveloper of Parcel C-1, Charlestown

Disposition Parcel C-1 consisting of approximately 283,000 square feet is a high visibility site located between Main Street and relocated Rutherford Avenue across from the proposed Massachusetts Bay Community College. It is the major commercial site in the Project Area.

In response to the announcement of availability of this site on June 2 and 9, 1968, letters of interest were received from:

1. Bunker Hill Plaza, Inc.
2. Alvin B. Allen and Theodore W. Berenson Associates
3. Thompson Square Shopping Plaza Associates
4. Charlestown Shoppers Company

Additional information was required to evaluate each response and the four prospective developers were asked to submit preliminary site plans and additional data by October 18. Additional data were received from Thompson Square Shopping Plaza Associates and Charlestown Shoppers Company.

It is the opinion of the Authority's design staff that the Charlestown Shoppers Company's concept for the commercial development of this site is vastly superior and most closely related to the development and design objectives for this parcel.

Charlestown Shoppers Company, a partnership composed of Cornelius McCarthy, Sherman Levenson, Howard H. Poorvu, and Jay R. Schochet, has submitted a proposal for a \$3,750,000 intensely developed in-town shopping center providing retail sales, consumer services, offices, entertainment and restaurant facilities. The total gross area proposed for commercial development is 161,000 square feet, exclusive of 240,000 square feet for parking.

The center is conceived as a multi-level commercial complex consisting, in its major ingredients, of a four-story office structure on top of a shopping center and twin cinema at the corner of Rutherford Avenue and Austin Street with various shops extending the full length of the parcel from Thompson Square to Rutherford Avenue.

Huygens and Tappe, Inc., the architects, have designed an imaginative parking system providing for on-grade and on-roof parking concealed from view. In its architectural scale and massing, the concept recognizes the strategic location of this site as a major entrance point into the Community. The location of the office



structure and shopping center on the corner of Rutherford Avenue and Austin Street will serve as a focal point for the entrance to Charlestown and will encourage non-local use and involvement. The architect's sensitive treatment of massing, open spaces, and pedestrian connections responds to the large scale of the area and the cohesive design of the complex complements and provides a focus for the redevelopment of that portion of Charlestown.

An examination of the financial data submitted to the Authority indicates that Charlestown Shoppers Company has adequate financial resources to develop the site. Interest in financial participation in this development has been expressed by several commercial lending institutions. The large number of firm expressions of interest received from potential lessees including several large food market chains interested in locating in this area confirms the marketability and economic viability of this commercial center as conceived by this development team. The architect, Huygens and Tappe, Inc. is highly regarded and the principals in this development team have had a wide variety of experience in all forms of development work.

It is therefore recommended that Charlestown Shoppers Company be tentatively designated as Redeveloper of Parcel C-1 in Charlestown.

An appropriate Resolution is attached.

Attachment